

GLOSSARY

ACH	Automated Clearing House or, used as a verb, the act of debiting automatically an issuer's guaranty fee payment account or central P&I custodial account through an Automated Clearing House.
APM	The designation of a Ginnie Mae II MBS Program pool or loan package of adjustable payment mortgages, each with an amortization schedule that provides for changes in the amount of the monthly payments based on annual adjustments to the interest rate or other terms of the mortgage.
APM Index	The weekly average yield on United States Treasury Department securities adjusted to a constant maturity of one year. Used to reset interest rates on APM Securities.
APM Securities	Securities backed by a pool of APM mortgages.
AQ	The designation for a type of multiple issuer APM pool or loan package formed under the Ginnie Mae II MBS Program for which the first interest adjustment date for each mortgage is at least 12 months but not more than 18 months after the first payment date for the mortgage, the first interest adjustment date for the pool is 12 months after the issue date of the related securities, and the issue date of the related securities is either January 1, April 1, July 1, or October 1.
AR	The designation for a type of custom APM pool or multiple issuer APM pool or loan package formed under the Ginnie Mae II MBS Program for which (a) in the case of a custom pool, the first interest adjustment date for each mortgage is at least one month but not more than 18 months after the first payment date for the mortgage and the first interest adjustment date for the pool is from one to 15 months after the issue date of the related securities and (b) in the case of a multiple issuer pool or loan package, the first interest adjustment date for each mortgage is at least 12 months but not more than 18 months after the first payment date for the mortgage and the first interest adjustment date for the pool is from 13 to 15 months after the issue date of the related securities.

GLOSSARY

Advance	The use of the issuer's own corporate funds, or funds specifically borrowed pursuant to a Ginnie Mae approved pool advance agreement, to make a payment to security holders, to enable the CPTA to make a payment to security holders or to pay tax obligations, insurance premiums, or other amounts due under the mortgage when the funds on deposit in any principal and interest custodial account, any escrow custodial account, or any other account related to the pooled mortgages are insufficient to make the required payments.
Assign in Blank	Transfer the ownership rights in one or more pooled mortgages from the issuer to an unspecified party to be named at a later time.
Assignment	Transfer of a right, title, or interest in mortgages or Ginnie Mae securities, or the transfer instrument.
BD	Designation for a Ginnie Mae I MBS Program pool of single-family, level payment mortgages that contains one or more buydown mortgages.
BFP	Bond Financing Program.
Book-Entry Securities	Securities for which ownership and transfers of beneficial ownership are made through book entries by a depository.
Business Day	Generally, 8:00 A.M. to 4:00 P.M., unless the context indicates otherwise, Eastern time, on any Monday through Friday that is not a federal holiday.
Buydown Mortgage	A single family mortgage in connection with which funds are provided by a third party (other than the borrower or mortgagee) to reduce the borrower's monthly payments during the early years of the mortgage.
CL	The designation for a pool that (a) consists of a single mortgage on a multifamily project under construction and (b) backs securities created under the Ginnie Mae I MBS Program and with an interest rate that will also be the interest rate on the project loan securities into which the related construction loan securities will be converted.
CLS	The Commitment Line System.
CPTA	The Central Paying and Transfer Agent.

GLOSSARY

CS	The designation for a pool that (a) consists of a single mortgage on a multifamily project under construction and (b) backs securities created under the Ginnie Mae I MBS Program and with an interest rate that will differ from the interest rate on the project loan securities into which the related construction loan securities will be converted.
Central Paying and Transfer Agent	The institution that Ginnie Mae employs to act on its behalf to prepare central registry entries, to prepare certificates for certificated Ginnie Mae MBS, to maintain a record of securities ownership and transfer information, to cancel and re-register certificates tendered in good form by or on behalf of security holders, to debit Ginnie Mae II MBS Program issuers' central P&I custodial accounts, to pay Ginnie Mae II security holders, to collect Ginnie Mae guaranty fees, and to perform other duties with respect to Ginnie Mae MBS.
Central P&I Custodial Account	Under the Ginnie Mae II MBS Program, the P&I custodial account that an issuer designates and maintains as the P&I custodial account that the CPTA is to debit each month for the purpose of paying principal and interest to security holders and the guaranty fee to Ginnie Mae in connection with all of the Ginnie Mae II pools and loan packages for which the issuer is responsible.
Central Registry	The central registry maintained by the CPTA for the purpose of registering the ownership of all Ginnie Mae MBS and maintaining a historical record of transfers of Ginnie Mae MBS.
Certificated Security	A Ginnie Mae MBS that is represented by a certificate.
Collection Agent	The institution Ginnie Mae employs in the Ginnie Mae MBS Programs to collect guaranty fees from issuers. This function is performed by the CPTA.
Commitment Line System	A system established by Ginnie Mae to manage the disbursement of congressionally authorized commitment authority to guarantee mortgage-backed securities under the Ginnie Mae MBS Programs. The issuer requests commitment authority, which is aggregated, as approved, and is referred to as a commitment authority account or "line." As an issuer issues approved securities backed by pools of mortgages, Ginnie Mae enters the amount of securities issued into the automated commitment file and the commitment line is automatically drawn down.

GLOSSARY

Compliance Review Agent	The institution that Ginnie Mae employs to conduct compliance and special reviews of Ginnie Mae issuers and custodians and to analyze annual audited financial statements filed by all Ginnie Mae issuers.
Contractual Agreement	A contractual agreement, as amended from time to time, between Ginnie Mae and an issuer that (a) establishes rights and obligations of each party under the terms of the Ginnie Mae II MBS Program with respect to an issuance of Ginnie Mae II MBS with an issue date prior to December 1, 1999 and (b) has not been superseded by a Guaranty Agreement.
Conveyance Acknowledgment (Jurat)	A formal declaration attached to or made a part of an instrument used to effect a transfer of an interest in real estate. The acknowledgment is made before a duly authorized officer of the appropriate jurisdiction (usually a notary public) by the party that has executed the instrument.
Custodial Funds	All principal and interest collected on account of the mortgages and/or the property securing the mortgages and any other funds due to the security holder; any tax, insurance premium or other funds collected for the benefit of the mortgage or the property; and any unscheduled recoveries of principal.
Custom Pool	A pool formed pursuant to the Ginnie Mae II MBS Program that has a single issuer and that does not contain a loan package.
Defective Mortgage	A mortgage (i) that cannot be insured or guaranteed by an agency of the Federal Government under a provision named in Section 306(g) of the National Housing Act , (ii) that has been refused by the insuring or guaranteeing agency, (iii) for which such insurance or guaranty has been withdrawn, or (iv) that does not comply with the terms of the related securities.
Delivery Date	For (a) uncertificated, book entry securities, the date on which the CPTA registers ownership of the securities in the name of the depository's nominee on the central registry maintained by the CPTA, (b) certificated, book-entry securities, the date on which the CPTA releases the certificate to the depository, and (c) certificated securities held directly by a security holder other than the depository, the date on which the CPTA releases the certificate or certificates to such security holder.

GLOSSARY

Depository	The clearing agency for book-entry Ginnie Mae MBS.
Document	May, as the context requires, refer to information delivered in hard copy or paper format or information delivered in electronic form.
Document Custodian	A financial institution that holds the required documents relating to pooled mortgages for the life of a Ginnie Mae pool or loan package or until it is replaced by another such institution.
Escrow Custodial Account	An account that the issuer maintains with a financial institution for the deposit of escrowed funds to be used to pay taxes, insurance premiums, and any other amounts due under the mortgage other than principal and interest.
Excess Funds	With respect to a monthly payment date for securities, any amount on deposit for a particular pool or loan package in a principal and interest custodial account that is in excess of the sum of the scheduled payments due for the pool or loan package in that month and unscheduled recoveries of principal, as defined in the Guide, required to be passed through to the related security holders in that month.
FHA	Federal Housing Administration, an agency of the United States Department of Housing and Urban Development.
FIC	Fixed Installment Constant when referring to an individual mortgage or Fixed Installment Control when referring to a pool or loan package of mortgages.
Factor	For an issue of securities and a particular month, the percentage of the original principal amount that will remain outstanding after the payment to be made on the securities in that month has been made.
Fannie Mae	Federal National Mortgage Association.
Final Certification	For a pool or loan package of loans, the certification by a document custodian to Ginnie Mae that the loan documents that have been delivered to it by the issuer satisfy the requirements of the Guide.
Fixed Installment Constant	With respect to a loan, the scheduled principal and interest due on that loan in a given month.

GLOSSARY

Fixed Installment Control	The scheduled principal and interest due on a pool or loan package in a given month.
Freddie Mac	Federal Home Loan Mortgage Corporation.
Funds Custodian	A financial institution that maintains a P&I custodial account or any escrow custodial account.
GA	The designation for a pool or loan package of single family growing equity mortgages on which the monthly payments increase at a rate of 4 percent annually over the life of each loan.
GD	The designation for a pool or loan package of single family growing equity mortgages on which the monthly payments increase annually at a rate and for a number of years acceptable to FHA or VA.
GEM	The designation for a growing equity mortgage.
GP	The designation for a pool or loan package of single family graduated payment mortgages on which monthly payments increase annually for the first 5 years.
GPM	The designation for a graduated payment mortgage.
GT	The designation for a pool or loan package of single family graduated payment mortgages on which the monthly payments increase annually for the first 10 years.
Ginnie Mae	Government National Mortgage Association, a wholly owned corporate instrumentality of the United States Department of Housing and Urban Development.
Ginnie Mae MBS Program	The Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program.
Ginnie Mae I MBS Program	The mortgage-backed securities program in which the timely payment of principal and interest on the securities is guaranteed by Ginnie Mae, and issuers are required to pay security holders directly. The payment date is the 15th of the month.

GLOSSARY

Ginnie Mae II MBS Program	The mortgage-backed securities program in which the timely payment of principal and interest on the securities is guaranteed by Ginnie Mae, and Ginnie Mae relies on a central paying and transfer agent to pay security holders. The payment date is the 20th of the month.
Ginnie Mae Transferee	Any person or entity to whom Ginnie Mae transfers or assigns a mortgage or any rights or benefits related to a mortgage.
Graduated Payment Mortgage	A loan on which monthly payments increase annually for a period of years.
Growing Equity Mortgage	A mortgage on which monthly payments increase annually at a predetermined rate for a period of years or over the life of the loan.
Guaranty Agreement	The contract between Ginnie Mae and an issuer that establishes the rights and obligations of each party in connection with (a) a Ginnie Mae I MBS pool and the related securities and (b) if the related securities have an issue date after November 1, 1999, a Ginnie Mae II MBS pool and the related securities. In addition, if the issuer issues under either Ginnie Mae MBS Program securities with an issue date after November 1, 1999, the term “Guaranty Agreement” includes the contract that establishes thereafter the rights and obligations of each party in connection with each Ginnie Mae II MBS pool backing Ginnie Mae II MBS with an issue date on or prior to November 1, 1999. In any case in which a contractual agreement remains in effect with respect to a Ginnie Mae II MBS pool and the related securities, the use of the term “Guaranty Agreement” with respect to the pool or related securities shall be construed, unless the context otherwise requires, as though it said “Contractual Agreement.”
Guaranty Fee	For each issue of MBS, a monthly fee paid by each issuer to Ginnie Mae for Ginnie Mae’s full faith and credit guaranty.
Guide	Ginnie Mae Mortgage-Backed Securities Guide, Handbook 5500.3, as hereafter amended.
HUD	United States Department of Housing and Urban Development.
IA	Independent Auditor.

GLOSSARY

Independent Auditor	An auditor that meets the auditor qualifications of Government Auditing Standards, including the qualifications relating to independence and continuing professional education. Additionally, the audit organization must meet the quality control standards of Government Auditing Standards.
Initial Certification	For a pool or loan package of loans, a certification by a document custodian to Ginnie Mae that the documents that have been delivered to it by the issuer satisfy the requirements of the Guide to the extent necessary for issuance of securities.
Issue Date	The date from which an MBS issued under a Ginnie Mae MBS program accrues interest. The issue date is always the first calendar day of the month of issue.
Issuer	A business organization that, having met the criteria established by Ginnie Mae, has been approved by Ginnie Mae to issue securities guaranteed by Ginnie Mae.
Jurat	See "Conveyance Acknowledgment."
LM	The designation for a pool created under the Ginnie Mae I MBS Program and consisting of (A) a single project loan with a first scheduled payment date more than 24 months before the issue date of the securities or (B) a single project loan that has been modified by FHA after final endorsement.
LS	The designation for a pool created under the Ginnie Mae I MBS Program and consisting of one or more project loans, each of which is secured by a lien on a small project as determined by FHA and has a first scheduled payment date no more than 24 months before the issue date of the securities and none of which has been modified subsequent to FHA's final endorsement.
Level Payment	A loan payment (fixed installment control) that remains constant over the life of the loan.
Loan Package	A group of mortgages that is formed, submitted to Ginnie Mae, and designated by the issuer to be included in a multiple issuer pool under the Ginnie Mae II MBS Program.

GLOSSARY

MBS	Mortgage-backed securities.
MERS	Mortgage Electronic Registrations System, Inc.
MH	The designation for a pool or loan package type consisting of manufactured home loans (mobile home loans).
MIN	The mortgage identification number assigned to a mortgage registered with MERS.
MOM	A designation indicating that, with respect to the designated mortgage, MERS is the original mortgagee of record.
Mortgage	Any mortgage identified and described in a Schedule of Pooled Mortgages, whether submitted in hard copy or electronically. As used in the applicable Guaranty Agreement or Contractual Agreement and in the Guide, the term "Mortgage" shall be construed to include a security instrument, together with the obligation secured thereby, the title evidence, and all other documents, instruments, and other papers pertaining thereto, and the transaction(s) to which they relate, and all claims, funds, payments, proceeds, recoveries, property, monies, or assets related in any way thereto, including but not limited to any and all mortgage insurance or loan guaranty claim proceeds, hazard insurance proceeds, payments by borrowers, refunds, rents, foreclosures or sales proceeds, and escrowed items.
Mortgage-Backed Security	A financial obligation secured by a pool of mortgages.
Mortgage Electronic Registration System, Inc.	A Delaware corporation that has developed an electronic registration system for real estate secured loans. MERS serves as the mortgagee of record for any loan registered on its system. All subsequent transfers of a registered mortgage to other members of MERS take place on the system without the need for additional assignment or recordation.
Mortgage Margin	The amount, stated in basis points, that is added to the APM Index for an APM loan in order to determine the interest rate on the loan.

GLOSSARY

Mortgage Pool	A pool or loan package of mortgages that may be sold as a unit in the secondary mortgage market or used to back securities that are sold in the capital market.
Multiple Issuer Pool	A pool that consists of one or more loan packages with similar characteristics and backs a single issuance of securities under the Ginnie Mae II MBS Program.
PIH	The Office of Public and Indian Housing within HUD. PIH administers the section 184 program.
PL	The designation for a pool created under the Ginnie Mae I MBS Program and consisting of a single, level payment project loan that has a first scheduled payment date no more than 24 months before the issue date of the securities and that has not been modified subsequent to FHA's final endorsement.
PN	The designation for a pool created under the Ginnie Mae I MBS Program and consisting of a single, non-level payment project loan that has a first scheduled payment date no more than 24 months before the issue date of the securities and that has not been modified subsequent to FHA's final endorsement.
PPA	The Pool Processing Agent.
Pool	Generally, with respect to the Ginnie Mae I MBS Program, a group of mortgages that forms a pool and, with respect to the Ginnie Mae II MBS Program, (a) a group of mortgages that forms a custom pool and (b) one or more loan packages that in turn form a multiple issuer pool. The word "pool" may also be used to refer to all the mortgages backing a single issuance of securities.
Pool Processing Agent	The institution that Ginnie Mae employs to review pool and loan package document submissions prior to issuance of Ginnie Mae securities and to maintain records of final certifications.
Prepayment in Full	The tender by or on behalf of the mortgagor to the issuer of all funds due under the note, other than by a scheduled monthly payment, with mandatory satisfaction and cancellation of the note and release of the recorded mortgage.

GLOSSARY

Principal and Interest Custodial Account or P&I Custodial Account	The non-interest bearing account that the issuer maintains with a financial institution for the deposit of principal (including scheduled and unscheduled principal payments) and interest collected from mortgagors, or in connection with the related property, to be paid to security holders or made available to the CPTA for payment to security holders, as applicable.
Principal Curtailment	A reduction of less than all of the remaining principal balance of a loan, usually by partial prepayment of the loan, other than by a scheduled monthly payment.
Pro Rata Share Percentage	With respect to a security holder, the original principal amount of the security holder's securities divided by the original principal amount of the entire pool, carried out to eight decimal places.
RHS	Rural Housing Service, an agency of the United States Department of Agriculture.
RPB	Remaining principal balance.
RPB Report	A monthly report of the RPB.
Recertification	For a pool or loan package of loans, a certification that the loan documents satisfy the requirements of the Guide following a transfer of issuer responsibility or of document custodian responsibility or deregistration of a related mortgage from MERS.
Remaining Principal Balance	For a loan, pool, or loan package, the outstanding balance as of a given date that remains to be paid.
Remittance Advice	The accounting schedule sent each month to security holders by the issuer or CPTA, as applicable, that specifies the cash distribution (by principal and interest) being made that month on each security in an issuance of Ginnie Mae MBS.
Reporting Cutoff Date	With respect to a monthly payment date for securities, a day, established by the issuer or Ginnie Mae, between the 25 th day of the prior month and the first day of the month of payment, inclusive.

GLOSSARY

Reporting Month	The period beginning the day after a monthly reporting cutoff date and continuing through the next monthly reporting cutoff date.
Review Agent	The institution Ginnie Mae employs to perform the processing and analysis of monthly accounting reports and quarterly loan level detail reports prepared for each outstanding pool, loan package, or loan, as appropriate, and to perform risk analysis of Ginnie Mae's issuers.
SF	The designation for a pool or loan package type consisting of single family, level payment loans.
SN	The designation for a pool of single family, level payment mortgages that backs an issue of serial note securities, each unit of which is subject to sequential retirement by a single payment, subject to the amount of principal available each month for that purpose.
Schedule of Pooled Mortgages	Form HUD 11706, which provides a description of a pool or loan package of mortgages, including mortgagor's name; street, city, and state address of mortgaged property (including zip code); interest rate; original principal amounts; and remaining principal balances.
Scheduled Payments	Monthly payments of principal and interest due to security holders under the terms of the applicable security, calculated in accordance with procedures set out in the Guide.
Schedule of Subscribers	Schedule of Subscribers and Ginnie Mae Guaranty Agreement, form HUD 11705.
Section (§) 184 Loan	A loan guaranteed by the Secretary of HUD under section 184 of the Housing and Community Development Act of 1992.
Security Holder	Any registered holder of securities issued pursuant to a Ginnie Mae MBS Program.
Security Holders Register	A list maintained by the issuer of the history of registered security holders of all securities for which the issuer has responsibility for payments.
Security Margin	The amount, stated in basis points, that is added to the APM Index for an APM security in order to determine the interest rate on the security.

GLOSSARY

Servicing Fee	With respect to each pooled mortgage, the monthly fee payable to the issuer, in an amount specified in the Guide, from the interest portion of each scheduled installment on the mortgage actually collected by the issuer.
Servicing Rights	Any rights that an issuer has in the servicing of a pool or loan package of mortgages pursuant to 12 USC § 1721(g), the implementing regulations governing the applicable Ginnie Mae MBS Program, the applicable Guaranty Agreement, and this Guide.
Settlement Date	The date on which payment is scheduled to be made to the issuer by the purchaser of a newly issued Ginnie Mae MBS.
Single Family Mortgages	Mortgages on one- to four-family residential housing units insured or guaranteed under the FHA, VA, RHS, or § 184 programs.
Subcontract Servicer	An approved Ginnie Mae issuer that, with Ginnie Mae's prior written approval, services the mortgages in a pool or loan package under a subcontract with the Ginnie Mae issuer that is responsible for the pool or loan package.
Submission and Submit	May, as the context requires, refer to a delivery of information in hard copy or paper form or a delivery of information in electronic form.
T&I	Tax and insurance, normally including escrows used to pay real estate taxes and hazard insurance premiums on mortgages included in pools or loan packages.
Uncertificated security	A Ginnie Mae MBS that is not represented by a certificate.
VA	United States Department of Veterans Affairs.

